075.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,000 /	834,000
					USE VALUE:	834,000 /	834,000
					ASSESSED:	834,000 /	834,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CHEVIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHACK VON DAVID
Owner 2:	ARLT HEIKE
Owner 3:	
Street 1:	10 CHEVIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEA JEAN E/TRUSTEE -
Owner 2:	LILLIAN REALTY TRUST -
Street 1:	266 RIDGE ROAD
Twn/City:	MARSHFIELD
St/Prov:	MA Cntry:
Postal:	02050

NARRATIVE DESCRIPTION

This parcel contains 5,751 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5751.000	406,200	13,000	414,800	834,000
Total Card	0.132	406,200	13,000	414,800	834,000
Total Parcel	0.132	406,200	13,000	414,800	834,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.82 | /Parcel: 380.8

Legal Description

User Acct 47602

GIS Ref

GIS Ref

Insp Date 11/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0004-0006.0

!6285!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,300	13000	5,751.	414,800	834,100	834,100	Year End Roll	12/18/2019
2019	101	FV	324,500	13000	5,751.	414,800	752,300	752,300	Year End Roll	1/3/2019
2018	101	FV	324,500	13000	5,751.	355,500	693,000	693,000	Year End Roll	12/20/2017
2017	101	FV	324,500	13000	5,751.	331,800	669,300	669,300	Year End Roll	1/3/2017
2016	101	FV	324,500	13000	5,751.	284,400	621,900	621,900	Year End	1/4/2016
2015	101	FV	301,700	13000	5,751.	254,800	569,500	569,500	Year End Roll	12/11/2014
2014	101	FV	301,700	13000	5,751.	235,800	550,500	550,500	Year End Roll	12/16/2013
2013	101	FV	301,700	13000	5,751.	224,900	539,600	539,600		12/13/2012

PRINT

Date	Time
12/10/20	21:04:49

LAST REV

Date	Time
03/20/20	09:40:14

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6285

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA JEAN E/TRU	49511-531		5/29/2007		515,000	No	No		
SHEA JEAN	30908-199		11/30/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	38	Heat App	8,404	C				
5/30/2019	758	Re-Roof	4,280	C				
2/27/2013	260	Manual	19,500	C				
11/19/2012	1517	Re-Roof	9,963	C				
9/29/2009	913	Manual	3,800					
7/15/2008	775	Add Bath	33,000					re do kitchen/sec

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	Inspected	BS	Barbara S
10/25/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
11/18/1999	Inspected	267	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5751		Sq. Ft.	Site		0	70.	1.03	4									414,772						414,800	

Total AC/HA: 0.13202 | Total SF/SM: 5751 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,772 | Spl Credit | Total: 414,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26188803
Const Adj.:	0.98000199
Adj $ / SQ:	154.582
Other Features:	86791
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425766
Depreciation:	19585
Depreciated Total:	406181

COMMENTS

PDAS NC=CHK 3RD FLOOR 1/01 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

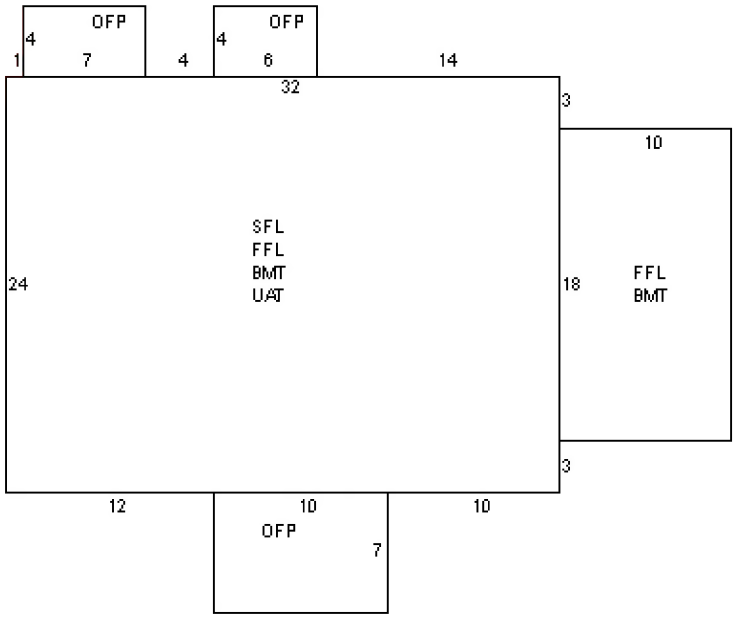
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.58
Special Features:	0	Val/Su Net:	136.40
Final Total:	406200	Val/Su SzAd	236.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	61.450	58,251
FFL	First Floor	948	154.580	146,543
SFL	Second Floor	768	154.580	118,719
UAT	Upper Attic	192	61.830	11,872
OFP	Open Porch	122	29.420	3,590
	Net Sketched Area:	2,978	Total:	338,975
Size Ad	1716	Gross Are	3554	FinArea 2190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	A	1926	22.31	T	0	101			7,600			7,600
22	Wood Deck	D	Y	1	12X14	G	GD	2011	14.94	T	4.8	101			2,400			2,400
22	Wood Deck	D	Y	1	16X16	G	GD	2011	12.38	T	4.8	101			3,000			3,000

More:	N	Total Yard Items:	13,000	Total Special Featues:		Total:	13,000